165.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	787,100 / 787,100
					USE VALUE:	787,100 / 787,100
					ASSESSED:	787,100 / 787,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DESAI KYOKO
Owner 2:	
Owner 3:	
Street 1:	15 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DESAI KYOKO/MAHENDRA -
Owner 2:	-
Street 1:	15 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .196 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Brick Veneer Exterior and 1750 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8536.000	310,500	3,300	473,300	787,100
Total Card	0.196	310,500	3,300	473,300	787,100
Total Parcel	0.196	310,500	3,300	473,300	787,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.77 | /Parcel: 449.77

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 109377

GIS Ref

GIS Ref

Insp Date 06/05/18

!12790!

PREVIOUS ASSESSMENT

Parcel ID: 165.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	310,500	3300	8,536.	473,300	787,100		Year end	12/23/2021
2021	101	FV	300,600	3300	8,536.	473,300	777,200		Year End Roll	12/10/2020
2020	101	FV	300,400	3300	8,536.	473,300	777,000	777,000	Year End Roll	12/18/2019
2019	101	FV	239,300	3300	8,536.	473,300	715,900	715,900	Year End Roll	1/3/2019
2018	101	FV	239,300	3300	8,536.	419,200	661,800	661,800	Year End Roll	12/20/2017
2017	101	FV	239,300	3300	8,536.	351,600	594,200	594,200	Year End Roll	1/3/2017
2016	101	FV	239,300	3300	8,536.	351,600	594,200	594,200	Year End	1/4/2016
2015	101	FV	233,200	3300	8,536.	304,200	540,700	540,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:34:51

LAST REV

Date	Time
07/26/21	15:54:39
mmcmakin	

PAT ACCT. 12790

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DESAI KYOKO/MAH	78219-383		7/12/2021	Estate/Div	1	No	No		
DESAI KYOKO/ME	28182-473		2/10/1998	Family		No	No		
	21043-388		3/1/1991		1	No	No		F

USER DEFINED

Prior Id # 1:	109377
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2008	477	Shed	2,600			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2018	Meas/Inspect	BS	Barbara S
12/18/2008	Meas/Inspect	336	PATRIOT
3/4/2000	Inspected	197	PATRIOT
12/21/1999	Mailer Sent		
12/2/1999	Measured	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8536		Sq. Ft.	Site		0	70.	0.79	8									473,254						473,300	

Total AC/HA:	0.19596	Total SF/SM:	8536	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	473,254	Spl Credit		Total:	473,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25000000
Const Adj.:	1.02989697
Adj $ / SQ:	167.358
Other Features:	62500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	449933
Depreciation:	139479
Depreciated Total:	310454

COMMENTS

DAMAGE IN UAT N/V.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

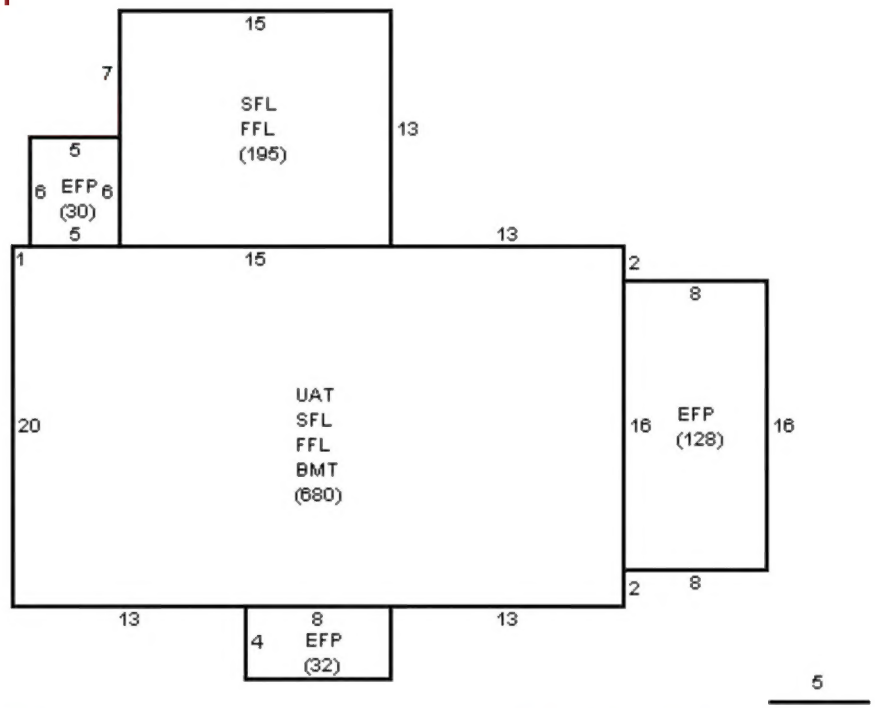
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	184.09
Special Features:	0	Val/Su Net:	111.29
Final Total:	310500	Val/Su SzAd	177.43

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	875	167.360	146,438
SFL	Second Floor	875	167.360	146,438
BMT	Basement	680	50.210	34,141
EFP	Enclos Porch	190	42.800	8,131
UAT	Upper Attic	170	66.940	11,380

Net Sketched Area:	2,790	Total:	346,528
Size Ad	1750	Gross Area	3300	FinArea	1750
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

165.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1930	27.63	T	40	101			3,300			3,300
2	Frame Shed	D	Y	1	11X18	A	AV	2008	0.00	T	8.8	101						

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300

IMAGE

AssessPro Patriot Properties, Inc